

JUNCTION CITY PLANNING COMMISSION AGENDA ITEM SUMMARY



325 E 1st Avenue Final Partition Plat (MP-14-01)

Meeting Date: June 17, 2014
Department: Planning
www.junctioncityoregon.gov

Agenda Item Number: 5b
Staff Contact: Milo Mecham
Contact Telephone Number: 541.682.4023

ISSUE STATEMENT

The applicant is requesting approval of the Final Partition Plat and has submitted a plat map for this purpose. Planning staff reviewed the application materials.

BACKGROUND

The Planning Commission approved the Preliminary Plat for 325 E 1st Avenue on June 17, 2014. On July 10, 2014, the applicant submitted a Final Plat Partition application. Junction City Municipal Code (JCMC) Chapter 16.05, Subdivisions, requires the applicant to submit a final plat application within two years of preliminary approval (JCMC 16.05.040(D)(2)).

Final Plat approval is effective for a period of 90 days and shall be offered for record to the County Surveyor within such time. If the plat is not offered for record, the applicant is required to submit a preliminary partition plat application to be considered again by the Planning Commission (JCMC 16.05.040 (H)(3)).

Below are the conditions of approval for the preliminary partition plat approved by the Planning Commission with staff comments:

1. Prior to submitting application for Development Review, application and fee for Final Plat shall be submitted. After approval by the Planning Commission, the Final Plat shall be recorded with Lane County. After which it shall be provided to the City of Junction City.

Staff Comment: The applicant submitted the application for final partition plat on July 10, 2014, which is within the two year timeframe established by JCMC 16.05.040 (D)(2).

2. Prior to submitting a building permit application, the applicant shall submit a Development Review application and fee for development of a food processing/packaging/storage facility. The plans shall show the facility complies with the standards listed in Junction City Municipal Code (JCMC) 17.40.080 and other applicable zoning standards

Staff Comment: The applicant is aware of this condition and is prepared to apply for Development Review prior to building permit review.

The property owner would like to divide one (1) existing lot into two (2) lots in order to construct a food packaging/processing facility. The Junction City Comprehensive Plan Map designates the property as

Industrial. The property is zoned Light Industrial (M1) and currently has an existing building on it. The property is located east of the intersection Ivy Street (Hwy 99) and East First Avenue and fronts the south side of East First Avenue.

COMMITTEE REVIEW

None

RELATED CITY POLICIES

The following section of the Junction City Municipal Code is relevant to this request.

16.05.030 (D)(3) Preliminary Partition

According to Section 16.05.030 (D)(3) of the Junction City Municipal Code, Approval. In the event the planning commission finds that the plan complies with the statutes of the state and with this and all ordinances of the city, it shall approve the plan and signify its action on the face thereof by appropriate signature of the commission. In the event the commission finds that the plan cannot be made to comply with such requirements, it shall disapprove the plan and signify its action in the same manner as in approval. The commission may make approval subject to conditions to be fulfilled by the petitioner.

PLANNING COMMISSION OPTIONS

1. Give Final Partition Plat approval the Final Partition Plat for 325 E 1st Avenue as presented.
2. Do not give Final Partition Plat approval for 325 E 1st Avenue with findings to support the decision.
3. Continue the discussion of the Final Partition Plat if more information is needed.

LEGAL REVIEW

None

CITY ADMINISTRATOR'S RECOMMENDATION

The City Administrator requests that the Planning Commission follow process for review of the Final Partition Plat as presented.

SUGGESTED MOTION

I make a motion to (approve / not approve) the Final Partition Plat for 325 E 1st Avenue as presented.

ATTACHMENTS

- A. Staff Report
 - I. Final Partition Plat Map
 - II. Application

FOR MORE INFORMATION

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